132.A	0005	0079.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	907,700 / 907,700
					USE VALUE:	907,700 / 907,700
					ASSESSED:	907,700 / 907,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		JASON ST, ARLINGTON

OWNERSHIP

Unit #: 79

Owner 1:	KOURDOV VENCISLAV D	
Owner 2:	BOLAND-KOURDOV SUSAN P	
Owner 3:		
Street 1:	81 JASON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	BRAUN REBECCA E -
Owner 2:	-
Street 1:	79 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Aluminum Exterior and 3196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	905,700	2,000		907,700
Total Card	0.000	905,700	2,000		907,700
Total Parcel	0.000	905,700	2,000		907,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.01 | /Parcel: 284.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

290684

GIS Ref

GIS Ref

Insp Date

08/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 132.A-0005-0079.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	891,800	2000	.		893,800	893,800	Year End Roll	12/18/2019
2019	102	FV	782,400	2000	.		784,400	784,400	Year End Roll	1/3/2019
2018	102	FV	691,000	2000	.		693,000	693,000	Year End Roll	12/20/2017
2017	102	FV	629,200	2000	.		631,200	631,200	Year End Roll	1/3/2017
2016	102	FV	619,700	2000	.		621,700	621,700	Year End	1/4/2016
2015	102	FV	562,800	2000	.		564,800	564,800	Year End Roll	12/11/2014
2014	102	FV	536,700	2000	.		538,700	538,700	Year End Roll	12/16/2013
2013	102	FV	536,700	2000	.		538,700	538,700		12/13/2012

!15565!

PRINT

Date	Time
12/11/20	05:16:10

LAST REV

Date	Time
09/21/20	08:26:40

mmcmakin

15565

USER DEFINED

Prior Id # 1:	85259
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAUN REBECCA E	75293-315	2	8/4/2020		897,500	No	No		
DUMRUL SEYDA,	67792-312		8/11/2016		703,678	No	No		
DUMRUL SEYDA &,	64081-5		8/15/2014	Convenience	1	No	No		
MARINI ALESSAND	50375-77		11/20/2007		450,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2018	1319	Re-Roof	23,565	C				
4/12/2011	266	Wood Dec	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2020	SQ Returned	MM	Mary M
9/9/2020	SQ Mailed	MM	Mary M
8/15/2018	Measured	DGM	D Mann
3/21/2017	SQ Returned	MM	Mary M
2/14/2008	External Ins	BR	B Rossignol
1/3/2007	Permit Visit	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7921													G9			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	48.900001526
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	0.97853565
Const Adj.:	0.99989998
Adj $ / SQ:	288.639
Other Features:	92921
Grade Factor:	1.10
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	949410
Depreciation:	43673
Depreciated Total:	905737

COMMENTS

1 SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	269.88
Special Features:	0	Val/Su Net:	283.39
Final Total:	905700	Val/Su SzAd	283.39

SKETCH

UnSketched SubAreas:
GLA: 3196,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,196	288.640	922,491

Net Sketched Area:	3,196		Total:	922,491	
Size Ad	3196	Gross Are	3196	FinArea	3196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.A-0005-0079.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X14	G	GD	2011	18.66	T	4.8	102			2,000			2,000

More: N	Total Yard Items:	2,000	Total Special Featues:		Total: 2,000